

TREGERLES FARM MITCHELL St NEWLYN EAST CORNWALL

Desk-Based Assessment & Historic Building Recording



South West Archaeology Ltd. report no. 171812



www.swarch.net Tel. 01769 573555

Tregerles Farm, Mitchell, St Newlyn East, Cornwall Desk-Based Assessment & Historic Building Recording

By E. Wapshott & B. Morris

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Work undertaken by SWARCH for John Julyan (the Client)

Summary

South West Archaeology Ltd. was commissioned to assess the archaeological and architectural significance of a small complex of ruined barns at Tregerles Farm, near Mitchell, St Newlyn East, Cornwall, prior to their demolition.

*Tregerles Farm, first documented in c.1340, is likely to have been a tenement on the Manor of Degembris, held by the Arundells of Trerice and thereafter the Dyke-Aclands of Killerton. The place-name is obscure, but the *Tre suffix is a late affectation, and it appears as Grelles or Gerlys in medieval sources. In 1840 it was owned, together with East Nancemeer, by the Rev. Edward Trevenen of Drewsteignton (Devon).*

The farm lies within an area characterised by the Cornwall & Scilly HLC as medieval farmland, forming part of the category Anciently Enclosed Land (AEL). The archaeological potential of AEL is usually regarded as high. Cropmarks and geophysical surveys on the broad gentle summits of the interfluves in this area indicate the presence of an extensive relict fieldscape interspersed with settlements. The historic farmstead site at Tregerles is, however, located mid-slope, and has been subject to considerable redevelopment, and the degree of truncation apparent would suggest monitoring is unlikely to produce any meaningful result.

The farm buildings are arranged along the northern side of the former yard, and comprise a series of fairly small, heavily-altered and now ruinous 19th century buildings. The group contains a number of identifiable structures, but all four are in a parlous state, lacking roofs and almost all internal features and fittings. These structures are relatively late and are in very poor (dangerous) condition. They were once of strictly local importance, and this is diminished by their current poor condition. This report contains a suitably-detailed account of these buildings, and further recording work is difficult to justify.



December 2017

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THE STAFF OF THE CORNWALL RECORD OFFICE

PROJECT CREDITS

PROJECT DIRECTOR: DR. BRYN MORRIS
PROJECT MANAGER: DR. BRYN MORRIS
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT; DR BRYN MORRIS
EDITING: NATALIE BOYD

1.0 INTRODUCTION

LOCATION:	MITCHELL
PARISH:	ST NEWLYN EAST
COUNTY:	CORNWALL
NGR:	SW 86067 55759
PLANNING REF:	PRE-PLANNING
SWARCH REF:	MTG17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by John Julyan (the Client) to assess the archaeological and architectural significance of a small complex of ruined farm buildings at Tregerles Farm, Mitchell, St Newlyn East, Cornwall, prior to their demolition. This work was undertaken in line with best practice and Historic England and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Tregerles Farm is located c.1.1km north of the failed borough at Mitchell. The farmstead is located within a shallow coombe that drops down to a tributary of the River Gannel, at a height of c.75m AOD. The soils of this area are the well-drained fine silty soils with slight seasonal waterlogging of the Denbigh 1 Association, bordering similar soils of the Denbigh 2 Association (SSEW 1983). These overlie the mudstones and siltstones of the Trendean Mudstone Formation (BGS 2017).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Tregerles Farm, first documented in c.1340, is located within the ancient ecclesiastical parish of St Newlyn East, in the Deanery and Hundred of Pydar. While a prenuptial agreement of 1675 refers to *the manor of Trelash alias Trelighter and Gerlys*, Tregerles is likely to have been a tenement on the Manor of Degembris, held by the Arundells of Trerice and thereafter the Dyke-Aclands of Killerton (Devon). The place-name is obscure, but the *Tre suffix appears to be a late affectation, appearing as *Grelles* or *Gerlys* in medieval sources. In 1840 it was owned, together with East Nancemeer, by the Rev. Edward Trevenen of Drewsteignton (Devon), son of the successful West Cornish businessman and politician John Trevenen on Bonython House in Cury.

The farm lies within an area characterised by the Cornwall & Scilly HLC as *medieval farmland*, forming part of the category *Anciently Enclosed Land* (AEL). The archaeological potential of AEL is usually regarded as *high*, and this is the case for the area around Tregerles Farm. Cropmarks and geophysical surveys on the broad gentle summits of the interfluves indicate the presence of an extensive relict fieldscape interspersed with settlements (i.e. see Substrata 2013; SWARCH 2014). The historic farmstead site at Tregerles is, however, located mid-slope, has been subject to considerable redevelopment and has been heavily truncated since c.2005.

1.4 METHODOLOGY

The assessment of the buildings was undertaken by E. Wapshott in November 2017. The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).



FIGURE 1: LOCATION MAP.

2.0 DESK-BASED APPRAISAL

2.1 HISTORICAL BACKGROUND

Tregerles Farm is located on the extreme south-eastern corner of the ancient ecclesiastical parish of St Newlyn East. St Newlyn lies in the Deanery and Hundred of Pydar, and contained numerous manors and parts of manors. A prenuptial agreement of 1675 between the Arundell's of Trerice and the Dyke Aclands of Killerton refers to *the manor of Trelash alias Trelighter and Gerlys [Gerles]* [CRO X1005/1/1], but the first reference appears in c.1340 as *Grelles* (possibly William *de Grelles*; the document relates to a release and quitclaim for land at *Haudon Mur* [CRO ME/641]). The derivation of the place-name is not known, but the prefix **Tre* appears to be a relatively modern affectation; however, the farm is listed as *Tregurlas* in the tithe apportionment and 1841 Census.

The Arundells held several manors in St Newlyn, including Trerice (from the 14th century), Degembris (from the early 17th century) and Tresilian (from the 15th century). Given the proximity of Degembris, Tregerles is likely to have formed part of that manor. However, a grant of 1580 would appear to suggest *Gurles* was held at that time by Thomas Cosworth of Colan. The greater part of these manors came into the possession of the Dyke-Aclands of Killerton in the 18th century, but the owner of Tregerles in 1840 was the Rev. Edward Trevenen, a clerk at Drewsteignton in Devon, one of the ten children of John Trevenen of Bonython House near Helston.

John Trevenen was a successful businessman and local politician, being mayor and alderman of Helston, and a Justice of the Peace for Cornwall (Captain Cook Society 2017). His father, the Rev. John Trevenen, curate of Camborne, was involved in the first attempts to smelt copper in Cornwall in the 1750s at Carn Entral (Symons 2003, 91). The Trevenen family was noted in the 18th and 19th century as great adventurers and travellers (e.g. James Trevenen (1760-90) served under Captain Cook on his last voyage, and served in the Russian Navy; the Rev. John Trevenen (b.1781) travelled in South America in the 1810s) (Payton 2015, 39).

The tenant in 1840 was George Varcoe; the Census for 1841 indicates he lived at the farm with his family (7 members). By 1851 it was tenanted by Joseph Henwood and family (5 members), in 1861-1881 by Robert Searle and family (11 members), and in 1891 by William Cocking and family (8 members).

The current extent of its historic farm buildings belies the fact that in 1840 Tregerles was a substantial farm of 110a, held as a single block that extended along the eastern side of the valley almost as far as Mitchell. The surviving farm buildings appear surprisingly mean in that context; however, the lands of Rev. Edward Trevenen were widely dispersed (in St Keverne, Constantine, Wendron, Sithney, Marazion, Crowan, Cubert, Crantock and Drewsteignton); with only 254a in St Newlyn, Tregerles may not have been a priority – hence the limited scale of the bank barn (see below)

2.2 CARTOGRAPHIC SOURCES

The earliest map available to this study is the 1810 Ordnance Survey surveyor's draft map (Figure 2). This (barely) shows the farmstead, within a network of narrow lanes and enclosed fields. The most reliable early source is the 1840 St Newlyn East tithe map. This shows the layout of the fields and the farm buildings in some detail. Building 1 (B1) and B4 are shown, together with other structures that were demolished and/or replaced in the 19th century. The field names are fairly prosaic, though field no.1776 (*Winstow*) to the east of the farmstead is of interest, is derived from

the OE *stōw* which means *a holy place* or *place of assembly*. The subsequent historic OS maps show the gradual evolution of the property; the aerial photographs show the dramatic changes that have occurred since c.2005.



FIGURE 2: EXTRACT FROM THE 1810 ORDNANCE SURVEY (OS) SURVEYOR'S DRAFT MAP (BL); THE SITE IS INDICATED.

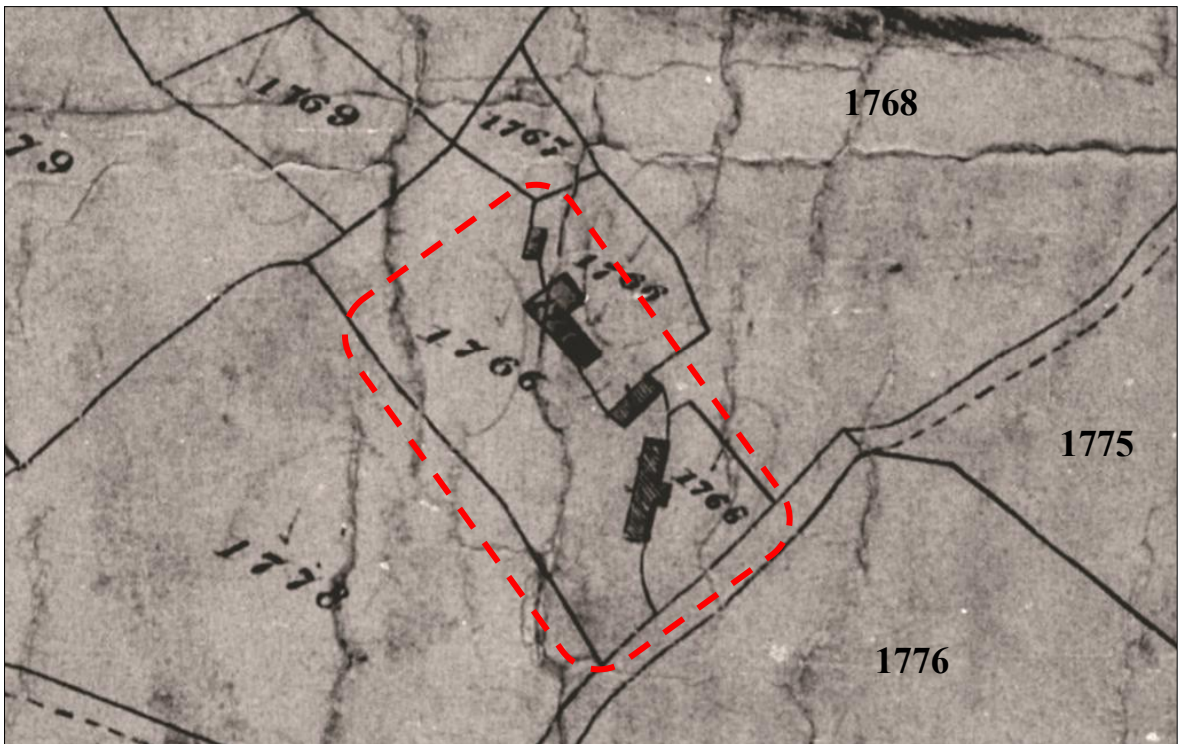


FIGURE 3: EXTRACT FROM THE 1840 ST NEWLYN EAST TITHE MAP; THE SITE IS INDICATED.

TABLE 1: EXTRACT FROM THE 1840 ST NEWLYN EAST TITHE APPORTIONMENT.

No.	Landowner	Occupier	Plot Name	Land Use
<i>Tregurlas</i>				
1766	Rev. Edward Trevenen	Geroge Varcoe	House and Homestead	----
1767			Garden	Garden
1768			Home Field Meadow	Arable
1769			Meadow above the Orchard	Arable
1770			Orchard	Orchard
1771			Lower Close	Arable

TREGERLES FARM, MITCHELL, ST NEWLYN EAST, CORNWALL

No.	Landowner	Occupier	Plot Name	Land Use
1775			Way Middle Field	Arable
1776			Winstow Meadow	Arable
1778			Front Meadow	Arable
1779			Orchard Meadow	Arable
1780			House Meadow	Arable

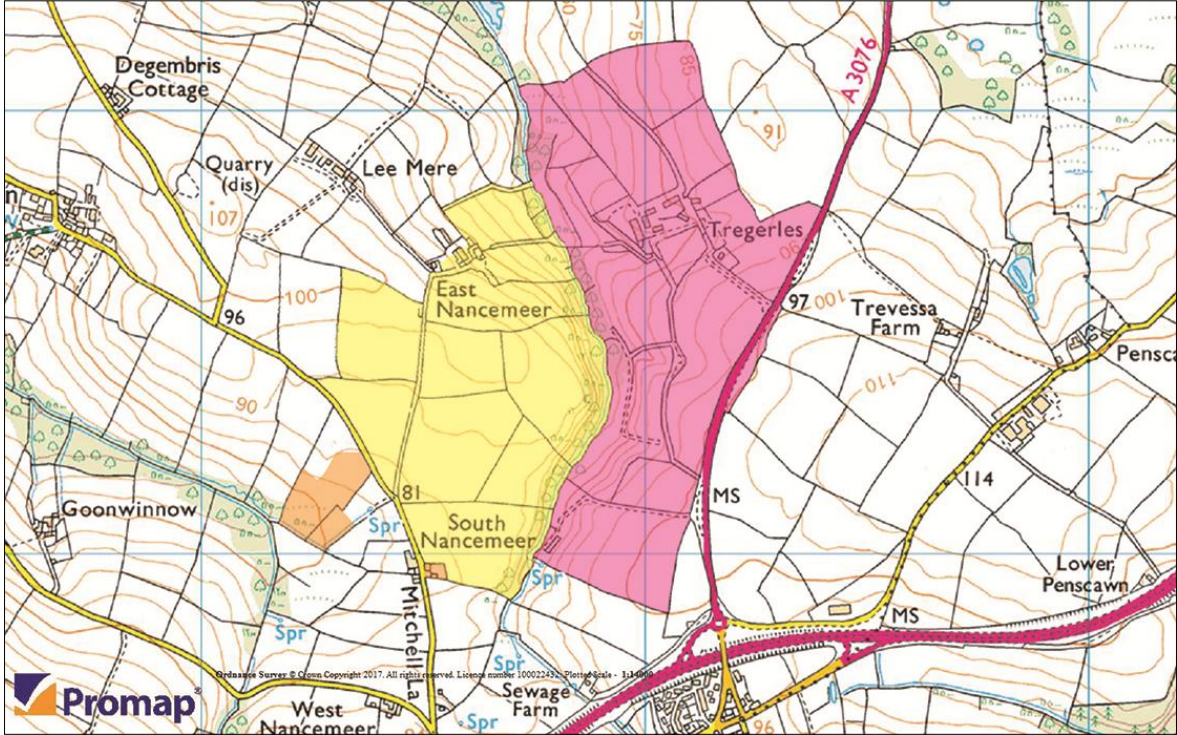


FIGURE 4: MODERN MAP SHOWING THE EXTENT OF TREGERLES (PINK), NANCEMEER (YELLOW) AND OTHER LANDS (ORANGE) OWNED BY THE REV. EDWARD TREVENEN IN THIS PART OF ST NEWLYN PARISH IN 1840 (BASED ON THE TITHE APPORTIONMENT).

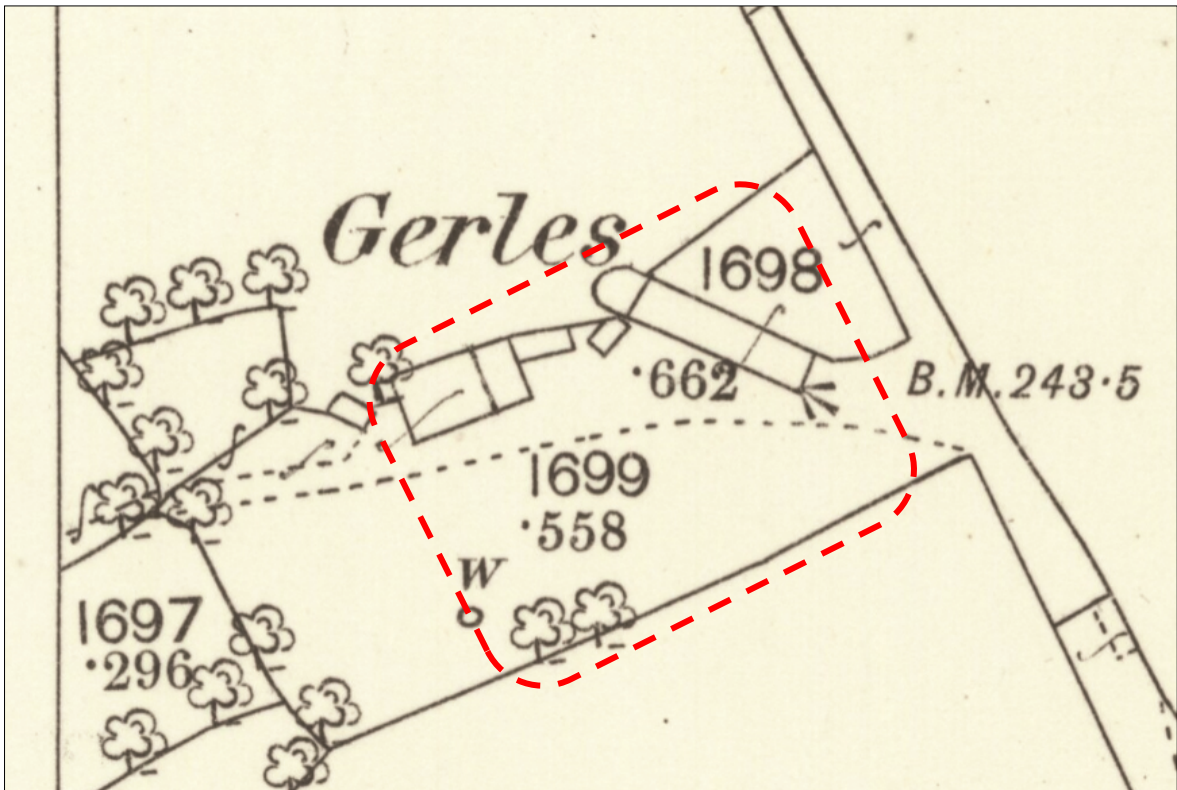


FIGURE 5: EXTRACT FROM THE 1ST EDITION 25 INCH OS MAP (1880); THE SITE IS INDICATED.

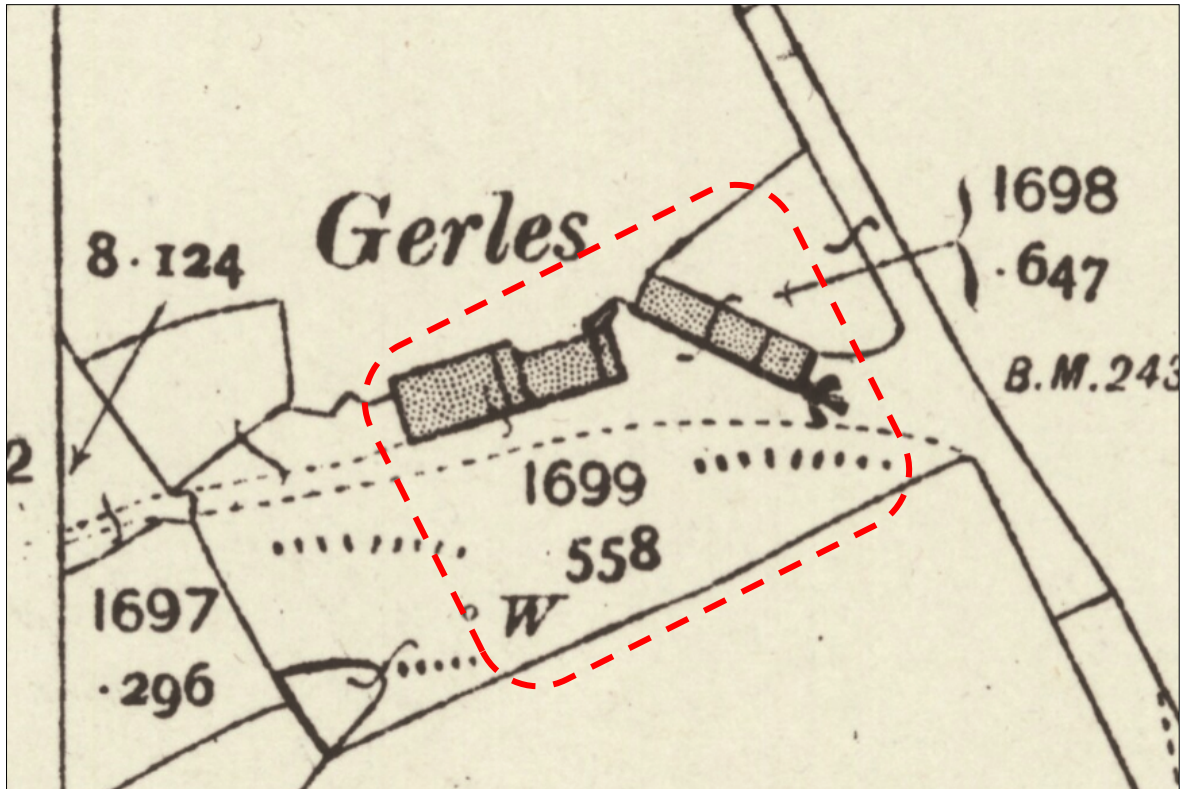


FIGURE 6: EXTRACT FROM THE 2ND EDITION 25 INCH OS MAP (1907); THE SITE IS INDICATED.



FIGURE 7: THE 2005 AERIAL PHOTOGRAPH OF THE PROPERTY (©GETMAPPING PLC 2017).

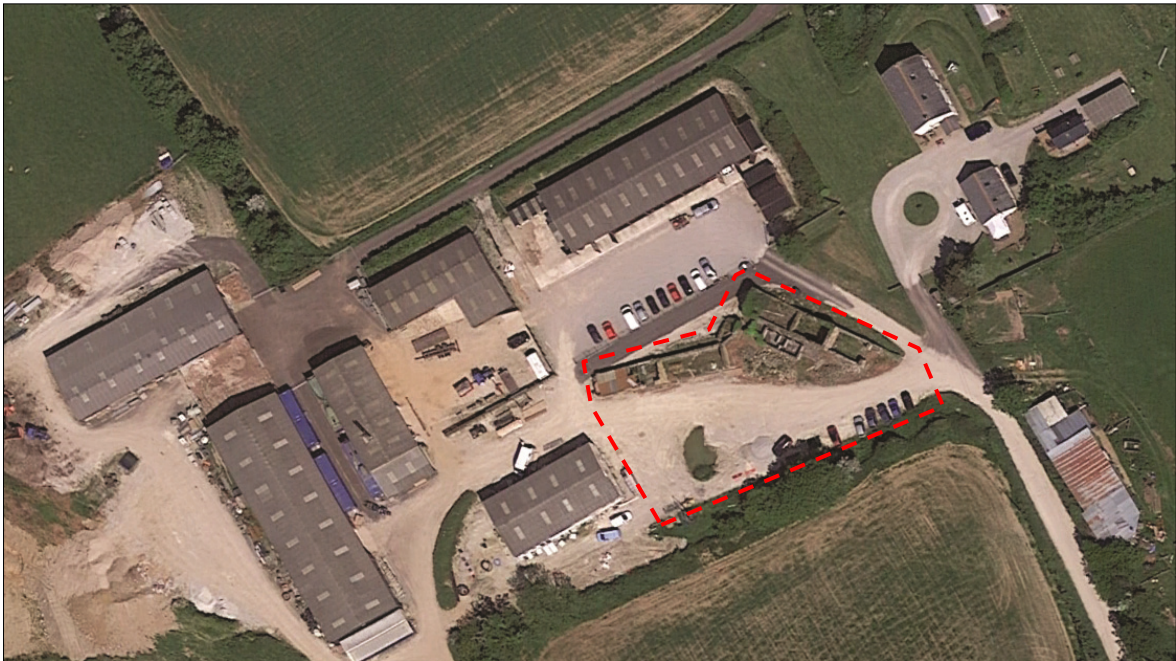


FIGURE 8: THE 2017 AERIAL PHOTOGRAPH OF THE PROPERTY (© GOOGLE EARTH 2017); THE SITE IS INDICATED.

2.3 ARCHAEOLOGICAL POTENTIAL

The farmstead lies within fields characterised by the Cornwall and Scilly HLC as *medieval farmland*, forming part of the category *Anciently Enclosed Land*. These areas are usually regarded as having a *high* potential for archaeological remains dating to the Prehistoric and Romano-British period. Indeed, the summit of the plateau to the north-east (within 0.5km) is noted for the cropmarks of barrows and several enclosures, the latter confirmed by a geophysical survey carried out in 2013 (see Stratascan 2013; SWARCH 2014).

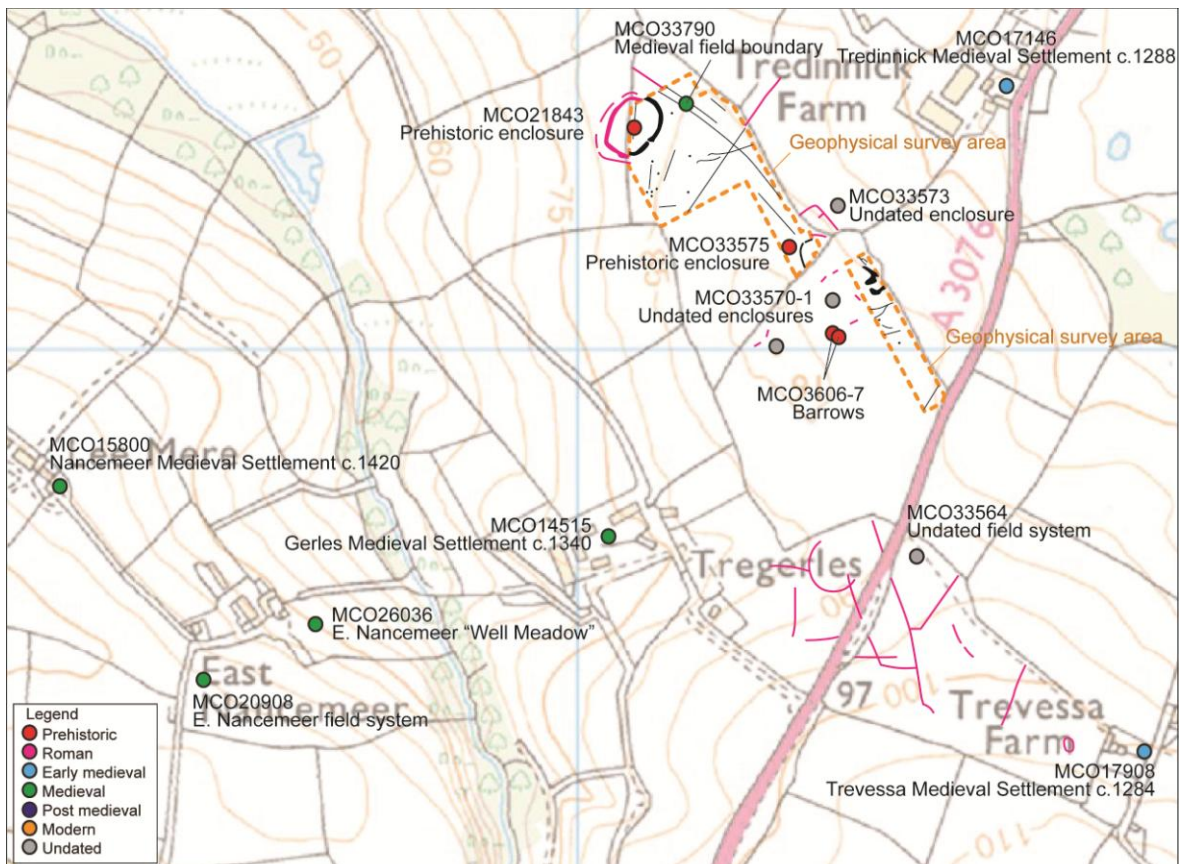


FIGURE 9: LOCATION OF NEARBY HERITAGE ASSETS; CROPMARKS IN PINK (SOURCE: CORNWALL & SCILLY HER).

However, as will be apparent from the site photographs (see below and Appendix 4), the area around the surviving historic buildings has been very heavily modified since c.2005. The former field and yard areas to north and south have been taken up, landscaped and re-graded. The internal floors of all the buildings were taken up and replaced with concrete in the 20th century. In general, the archaeological footprint of structures on a medieval farmstead tends to be rather slight, with most lacking deep foundations and old walls taken up to build new or replacement structures. Given the extent of modern works in and around the former farmyard, while its archaeological potential is ostensibly *high*, the likelihood of encountering archaeological remains is actually rather *low*.



FIGURE 10: VIEW ACROSS THE FORMER YARD FROM THE SOUTH-WEST, LOOKING NORTH-EAST.

The farmyard is divided from the pasture field to the south by a low (1.2m) hedgebank; this hedgebank has slumped, forming a gently-profiled earth and stone bank topped with overgrowth hedge shrubs, but seems to have (once) had a pitched stone face. There is a ditch on the yard side of this hedge, and the level of the ground is higher (c.1.0m) on the field side; topsoil from works since c.2005 has raised the level of this field by c.0.35m (Client, *pers. comm.*).

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

Tregerles Farm is located mid-slope on a west-facing hillside above a steep wooded valley. The farm is accessed via a metalled track to the south onto the A3076. The surviving historic elements of the farmstead consist of two ranges of traditional stone buildings and a small detached former piggery; Building 1 (B1) is the only one with a partial surviving roof, and all are ruined. The historic farmyard is flanked in two sides by a complex of post-2005 farm buildings; the historic buildings address a gently-sloping yard that extends as far as the field boundary to the south.

The barns are in a parlous state, and have been subject to much recent and historic modification. The roofs have been lost or are 20th century replacements, and very few period fixtures or fittings survive. The internal floors have been taken up and replaced with concrete. However, it is evident from their build and character that, with the exception of part of B1, all these buildings are 19th century in date (probably 1820-1840).

3.2 BUILDING DESCRIPTIONS

3.2.1 BUILDING 1

Description

The surviving element of this structure is a single-storey two-cell building, the rooms divided by a 20th century brick wall. The west wall has recently been demolished, and the rear (north) was demolished and rebuilt in shuttered concrete in line with the back of B2 in the 20th century. A replacement mono-pitch roof of reused (20th century) wooden rafters carrying a simple corrugated iron roof survives over the west cell; the east cell is roofless. The two surviving original walls are of mixed sandstone, slatestone, granite, and quartz rubble, with a raise in similar, but poorer-quality stone rubble and coarse pale buff-brown cob, which form an upper ½ storey (loft). The surviving openings are all in the south wall, consisting of an off-centre doorway with windows to each side; a doorway has been forced through the window serving the east cell. The build to west and east is markedly different: to the east it is of neat semi-coursed regularised stone rubble with shale levelling courses, with dressed quoins to the south-east corner. This coarse sandstone is a pale yellowish buff-brown colour, pointed in a pale creamy lime mix and bonded with yellowish-brown clay. To the west the stonework is less accomplished; the build includes quartz and granite, with larger and more irregular roughly-coursed stone blocks with roughly-dressed quoins set in a lime mortar, repointed with a hard grey mortar. The thickness of these walls also varies – that to the east is only c.0.55m thick; that to the west is c.0.75m thick. There may have been a loading door at first-floor level above the off-centre doorway, now blocked in cob. The east gable is the least-altered and in the best condition. It featured a large fireplace, of which only part of the north side with a granite post survives; there is a scar on the wall where the south wall of the hearth was removed.

Function

This was the original farmhouse/cottage, heavily-altered in the mid 20th century, presumably when a replacement farmhouse was built to the SSE [SW8616655674]. Those changes include: the rear wall was demolished and brought in line with that of B2; the south side of the hearth was removed; a doorway was forced through the east window; and a simple mono-pitch corrugated iron sheet roof was installed. The change in build quality across the structure, and the raise, would indicate three phases, but all 19th century in date. The historic photographs show this building as lacking its original roof by c.1960.

Relationships

The rear wall of B2 abuts the east gable of B1.

Significant Features

- Chimney stack scar to east gable;
- Dressed stone upright to left of former hearth.



FIGURE 11: THE SOUTH ELEVATION OF B1; VIEWED FROM THE SOUTH-EAST.



FIGURE 12: INTERNAL EAST GABLE OF B1, SHOWING THE FIREPLACE (LEFT) AND WALL SCAR (INDICATED); VIEWED FROM THE WSW.

3.2.1 BUILDING 2

Description

Single-storey open-fronted shed of stone rubble, consisting of a long and much-patched north wall and eastern pitched gable of 1½ storeys. The walls are of weathered slatestone, yellowish-brown mudstone and sandstone, with good roughly-dressed quoins on the south-east corner, in a lime mortar with cement repointing. There is some variation in the build, with larger slatestone blocks to the lower 0.5m, and the scar for a lost internal partition. The floor is concrete. All features and fittings, including the roof, have been lost. The historic photographs show this building as having a pitched slate roof.

Function

The building is open-fronted, which would suggest a cart shed or similar. However, historic photographs show the building as closed with a series of doors that would indicate the south wall was demolished and removed, probably in the mid 20th century.

Relationships

The rear (north) wall abuts B1. The rear wall may incorporate elements of an earlier structure, shown on the 1st edition OS map.

Significant Features

- None.



FIGURE 13: B2, VIEWED FROM THE SOUTH-EAST.

3.2.2 BUILDING 3

Description

A small rectangular building divided into two sub-square pens, of slatestone rubble build; the walls are only c.1-1.5m high, with trace lime mortar and a loose clay and rubble-packed core, patched in hard grey cement. There are two (blocked) doorway openings in the south wall facing onto the yard, and two small feed hatches at low level in the rear (north). The feed hatches have timber lintels and the remains of boarded plank shutters. The interior contains loose rubble and is

overgrown with weeds. The doorways are blocked with concrete block. The historic photographs show this building as having a low pitched slate roof.

Function

A former pigsty with individual pens and feeding doors.

Relationships

The building is at marked angle to both B1/B2 and B4, but has no direct relationships.

Significant Features

- None



FIGURE 14: B3, VIEWED FROM THE NORTH (SCALE 2M).

3.2.3 BUILDING 4

Description

A long barn range, divisible into three separate elements: B4a, B4b and B4c. B4a (north-west end) was a two-storey barn, of which only the north-west gable stands to full height. B4b (centre) is a two-storey bank-barn, of which the south-east part of survives to full height. B4c (south-east end) is a single-storey shed with wide cart opening to the south-west gable. This structure possessed external stairs to first-floor level at the rear (north-east), and a horse-engine to the north-west, but both have now been lost. The modern access to the farm now runs behind this building. The build of all of these structures is very similar, yellowish-brown slatestone with roughly-dressed quoins to the corners and reveals, including some granite examples. The gable of B4a is of poorly-coursed stone rubble with roughly-dressed sandstone quoins; its profile and historic photographs indicate the roof was half-hipped. The gable features some scarring from the lost horse-engine, but vegetation (ivy) concealed the evidence for blocked openings. The rear (north-west) wall has collapsed; the historic photographs show a single doorway at first-floor level. The front (south-west) wall has been replaced in double-skin concrete block to 1.2m. The historic photographs show two doorways in this wall at ground-floor level, one with a segmental brick arch, and a third and wider central forced opening; at first floor level there was a window (blocked) and a wide

forced opening/loading door, perhaps an enlargement of the wide forced opening at ground-floor level. The floor is concrete. B4b is a more complex structure. The stonework is quite fine, with well-coursed stone rubble similar to that of B1 (east). At ground-floor level there are two doorways with failing timber lintels in the front (south-east) wall (one blocked to form a window), three slit vents in the rear wall (two blocked), and a narrow opening (blocked) in the south-east gable; the latter opening may have been for a belt to drive internal machinery. The north-western part of the first floor has been lost, leaving one side of a central loading/threshing door in the front elevation, and the slate window cill of a window in the rear elevation. There are sockets for joists in the south-east gable wall, indicating an axial bean below the threshing doors at first-floor level. The floor is concrete. Both B4a and B4b once had half-hipped roofs of scantle slurried slate. B4c was a single-storey shed with a pitched roof with walls of poorly-coursed stone rubble, extended and repaired in concrete block to the rear (north-east). The pitched roof was of slate, replaced with a mono-pitch roof of corrugated iron sheeting. The front wall has blown and collapsed into the yard. The floor is concrete.

Function

B4b was a bank (chall) barn with opposed threshing doors at first-floor level, with housing for animals below, or perhaps machinery for grinding or winnowing. This is a surprisingly-modest example of its type, with only a single room at each level. Two-storey B4a would have had space for the storage of fodder at first floor, and perhaps machinery relating to the lost horse-engine on the ground floor. B4c was a cart shed, or animal pen/storage adapted as a cart shed.

Relationships

B4b is abutted by B4a to the north-west and by B4c to the south-east. The stonework of B4b is similar to that of B1 (east).

Significant Features

- None.



FIGURE 15: THE SOUTH-EAST END OF B4; VIEWED FROM THE SOUTH-EAST (SCALE 2M).

3.3 HISTORIC PHASING OF THE BUILDING

None of the usual features (roof structure, internal fittings etc.) used to date a building survive in this instance, and thus we are reliant on the cartographic evidence, the character of the build, and relative dating. The functional character of these buildings, and the use of dressed quoins, points to a 19th century date for all of these structures.

3.3.1 PHASE ONE – EARLY 19TH CENTURY (1)

Construction of B1 (east) and B4b; buildings shown on the tithe map to the west of B1 and north of B3 may be of this phase or earlier.

Evidence

- Tithe map;
- Neat but narrow stone walls; and
- Bank (chall) barn form.

3.3.2 PHASE TWO – EARLY 19TH CENTURY (2)

Construction of B1 (west), B4a, and B4c.

Evidence

- Tithe map;
- B4a and B4c abut B4b; and
- Character of build of B1 (west).

3.3.3 PHASE THREE – MID-LATE 19TH CENTURY

Construction of horse-engine, and building partly below the footprint of B2, and B3.

Evidence

- 1st edition OS map.

3.3.4 PHASE FOUR – LATE 19TH – EARLY 20TH CENTURY

Construction of B2; demolition of horse-engine and the building to the west of B1.

Evidence

- 2nd edition OS map.

3.3.5 PHASE FIVE – MID 20TH CENTURY

Replacement farmhouse built; back wall of B1 demolished and brought in line with that of B2, part of the fireplace removed; mono-pitch roofs installed.

Evidence

- 1973 OS map; and
- Structural evidence.

3.4 SIGNIFICANCE

The farmstead is of strictly *local* importance, further diminished by the state of the buildings, the almost total lack of surviving historic fittings and fitments, and the character of its current setting. However, they are still historic assets, albeit ones largely denuded of value. The buildings are built of vernacular materials and are traditional in form. The build of these structures is reminiscent of industrial/mining structures, but this is hardly surprising given the proximity of mining and the widespread use of mine engineers/builders.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

Tregerles Farm, first documented in c.1340, is located within the ancient ecclesiastical parish of St Newlyn East, in the Deanery and Hundred of Pydar. The prenuptial agreement of 1675 refers to *the manor of Trelash alias Trelighter and Gerlys*, but Tregerles is likely to have been a tenement on the Manor of Degembris, held by the Arundells of Trerice and thereafter the Dyke-Aclands of Killerton. The place-name is obscure, but the *Tre suffix is a late affectation, and it appears as *Grelles* or *Gerlys* in medieval sources. In 1840 it was owned, together with East Nancemeer, by the Rev. Edward Trevenen of Drewsteignton (Devon), son of the successful West Cornish businessman and politician John Trevenen on Bonython House in Cury.

The farm lies within an area characterised by the Cornwall & Scilly HLC as *medieval farmland*, forming part of the category *Anciently Enclosed Land* (AEL). The archaeological potential of AEL is usually regarded as *high*, and this is the case for the area around Tregerles Farm. Cropmarks and geophysical surveys on the broad gentle summits of the interfluves indicate the presence of an extensive relict fieldscape interspersed with settlements (i.e. see Substrata 2013; SWARCH 2014). The historic farmstead site at Tregerles is, however, located mid-slope, and has been subject to considerable redevelopment and has been heavily truncated since c.2005.

The farm buildings are arranged along the northern side of the former yard, and comprise a series of fairly small, heavily-altered and now ruinous 19th century buildings. The group contains a number of identifiable structures – a small farmhouse (B1) to the west, a bank (chall) barn (B4b) to the east, and a small pigsty (B3) to the centre – together with several multi-purpose or (now) unrecognisable structures. All four structures are in a parlous state, lacking roofs and almost all internal features and fittings.

4.2 RECOMMENDATIONS

These structures are relatively late (all 19th century), in very poor condition, and lacking internal detail. They were once of strictly *local* importance, and this is diminished by their current poor condition. This report contains a suitably-detailed account of these buildings, and further recording work is difficult to justify. While the archaeological potential of the immediate area can be adjudged to be *high*, the degree of truncation apparent on this site would suggest monitoring is unlikely to produce any meaningful result.

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APPENDIX 1: RECORDING TABLES

BUILDING 1 (Cottage)		General Description
Function/Summary:		Ruinous single-storey stone-rubble two-cell building, with lift in cob to form possible sleeping loft. Domestic in character, with stack and hearth to east gable, converted into an outbuilding.
Roof Covering		The building is ruinous and part of the roof is missing; the section to the west end carries a few sheets of rusted metal corrugated sheeting. Three narrow long rafters and one collapsed rafter; these are of relatively modern thin pine timber with nailed joints. Some additional later roundwood timbers used for additional support.
Dating Evidence:		Style and form of stonework; historic map regression; document review.
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Shuttered concrete wall with loose stone rubble inclusions; this represents a significant rebuild, mid 20 th century in date.
Significant Details:		To the north-east corner a small section of thicker wall survives. This is cohesive with the eastern gable, of smaller neater stonework, regularised and semi-coursed, with dressed and faced quoins. A granite jamb to the fireplace on the eastern gable.
Relationships:		The north elevation abuts the east and west walls, being a later infill, where the wall has been reduced and brought in line with Building 2.
B1 Elevation SOUTH		Description
Fabric Description:		Stone single-storey elevation with two clear phases, with a lift in cob to the east, and stone to the west, to form an additional ½ storey. To the east end the wall is of small, carefully-spaced and shaped stones, in a regularised rubble form, with semi-coursing and shale levelling courses. The south-east corner has large roughly shaped blocks, faced and dressed as quoins. In a greyish-beige lime and clay mortar mix with some later repointing. To the west the stonework is of loose rubble form with massive granite, quartz and killas and sandstone types, of irregular size and shape with crude, roughly-dressed quoins. Above the stone build to the east the wall is of buff-brown finely textured cob, with small stone fragment inclusions and chopped straw or similar organic. This has been patched with killas and shale rubble in cement mortar.
Roof Covering:		See above.
Openings – Doors:	1	One central doorway, with timber external and inner lintels and rough quoins to the sides. A plank door, with ledging, bracing bars and iron bolt (re-set the wrong way around), in a narrow rotten timber frame, now fallen inwards.
Opening – Windows:	2	Window openings flank the door to each side. These are rectangular in shape. To the east the timber lintel of the window has failed; the collapsed stonework below suggests this was forced through as a second door. The window to the west has a surviving timber lintel; it is part-blocked in concrete block with part of a wooden frame, which appears quite modern. The opening is boarded over with corrugated sheeting and timber planks.
Significant Details:		The elevation displays phasing. East of the doorway the stonework is of finer form and different style; the cob and stone lift is a third phase, a raise forming a loft.
Relationships:		The east end is cohesive with the eastern gable. The west end is cohesive with the west gable. The upper cob level is a later phase than both stone builds.
B1 Elevation WEST		Description
Fabric Description		Single-storey stone rubble elevation, partly collapsed/demolished to north side; loose rubble of large irregular stones of killas, shale, sandstone, quartz and granite. Rough quoins to the south-west corner.
Roof Covering		See above.

Relationships		Cohesive with the west end of the south elevation. Abutted by the rebuilt north elevation.
B1 Elevation EAST		Description
Fabric Description:		The elevation is of fine regularised rubble stonework, with small shaped stones and levelling courses of shale, semi-coursed. The stone is a mixture of killas, sandstone and mudstone, with irregularly-shaped blocks dressed and faced to the corner to form quoins.
Roof Covering		See above.
Significant Details:		A stack developed as part of this gable; there is a scar in the middle of the inner face of the gable at both stone and cob levels where a wall has been removed; the projecting stones suggest that if built as a secondary feature, this was done well. A granite post to the north side has a possible deep socket for a beam. There is no evidence of the stack from the exterior, instead it seems to be a later development or was built within the thickness of the wall, marking a late form of build, typically 18 th or 19 th century.
Relationships:		The eastern gable is cohesive with the east end of the south elevation and the north-west corner stub.
B1 Interior Room 1		Description
Function:		Room of unknown function, heated by possible stack in east gable.
Walls:		Exposed stone/cob to the east and south. Shuttered concrete rebuilt wall to the north. Brick modern partition wall dividing the space to the west.
Floor:		Floor obscured by debris from collapsed roof and walls (concrete).
Roof:		Building is roofless at this end.
Opening – Doors:	1	Door in brick partition wall. Timber frame, with boarded plank door, with modern hinges and bolt.
Opening – Windows:	1	Central window/forced doorway in the south elevation. Shallow sloping reveals with roughly dressed quoins to the opening on the west side. Some rotted timber frame survives. The timber lintel has failed.
Significant Details:		Scar in the middle of the eastern gable, projecting stones and cob, suggests tied in wall, probably forming a chimney stack within the space. To the north side there is a granite post built into the wall with a socket hole above, possibly for a beam.
B1 Interior Room 2		Description
Function:		Room of unknown function, roof and walls have collapsed inwards obscuring all details. Entered directly from south doorway.
Walls:		Exposed stone and cob walls, brick partition to east side separating it from room 1.
Floor:		Floor probably concrete but obscured by debris.
Roof Structure:		See above.
Opening – Doors:	2	One door in the south wall, timber lintels, rough stone quoins, remains of timber frame and boarded door, fallen inwards. Door in brick partition wall, timber post and remains of timber frame, narrow boarded plank door.
Opening – Windows:	1	One rectangular window with deep sloping reveals, timber lintels, boarded over.

BUILDING 2		Description
Function/Summary:		Open-fronted equipment shed or linhay, formerly enclosed.
Dating Evidence:		Style and form of stonework; historic map regression.
B2 Exterior		
B2 Elevation NORTH		Description
Fabric Description:		Killas, shale, slate and some sandstone in north face rubble elevation, much patched and repaired and repointed in cement in various phases.
Roof Covering:		Building is roofless ruin. Formerly a pitched slate roof, later a mono-pitch corrugated tin roof.
Significant Details:		There is a heavier shale and killas build to the west end, with a return to a

	ragged stub; this is a removed projecting party wall. There is also a section of sandstone on the north face at the base of the wall, built around by the rubble; this is coursed and may be the remains of one of the other barns which occupied this location before B2, and which utilises the earlier walls.
Relationships:	Cohesive with the eastern gable; built up against B1 to the west.
B2 Elevation SOUTH	Description
Fabric Description:	Open-fronted elevation. Historic photographs (Appendix 2) show several doorways.
B2 Elevation WEST	Description
Relationships:	Built up against the B1 to the west.
B2 Elevation EAST	Description
Fabric Description:	Killas, sandstone and shale rubble elevation; irregularly-shaped but roughly dressed stone quoins to the south-east corner.
Roof Covering	See above.
Relationships:	Cohesive with the north elevation. Abutted by concrete wall that seal B3 to the north-east side.
B2 Interior	Description
Function:	Equipment store or cart shed/linhay.
Walls	Exposed stone.
Floors	Concrete floor, grassed over and covered in moss.
Roof:	See above.

BUILDING 3	Description
Function/Summary:	Former piggery, two-cell plan.
Dating Evidence:	Style and form of building; style of stonework; historic map regression.
B3 Exterior	
B3 Elevation SOUTH-EAST	Description
Fabric Description:	Concrete block wall built around and across the south wall of B3, blocking two former openings.
Significant Details:	Two openings blocked in concrete blocks. Each doorway opens onto a separate pen.
Roof Covering	The piggery is a roofless ruin, no structure survives. Formerly a pitched slate roof.
Relationships:	The concrete is 20 th century in date, sealing off B3 and enclosing the space to the south, forming an open-fronted area with crude roof covering, now all ruined.
B3 Elevation SOUTH-WEST	Description
Fabric Description:	Killas, shale, sandstone and mudstone types, build of stone rubble, lime mortar, patched with cement mortar in places, only survives to c.1-1.5m height.
Roof Covering:	See above.
Relationships:	All the exterior walls are cohesive in build, forming the two-cell building.
B3 Elevation NORTH-EAST	Description
Fabric Description:	Killas, shale, sandstone and mudstone types, build of stone rubble, lime mortar, patched with cement mortar in places, only survives to c.1-1.5m height.
Roof Covering	See above.
Relationships:	All the exterior walls are cohesive in build, forming the two-cell building.
B3 Elevation NORTH	Description
Fabric Description:	Killas and shale stone rubble elevation, some mudstones, lime mortar, patched with cement mortar in places, only survives to c.1-1.5m height.
Roof Covering	See above.
Significant Details:	Two small feeding hatches with timber lintels low in the north-west rear elevation, some element of timber framing (former plank shutters?). One hatch serves each pen.
Relationships:	All the exterior walls are cohesive in build, forming the two-cell building.

B3 Interior		Description
Summary/Function:		Former piggery, two small separate cells. The exposed stone walls survive, filled with weeds and debris, and blocked by concrete wall to the south elevation.

BUILDING 4		Description
Function/Summary:		Long barn range of three separate elements. B4a (two-storey barn), B4b (bank barn), B4c (open ended store/shed).
Dating Evidence:		Style and form of building; phasing of stonework and build; historic map regression.
B4 Exterior		B4a
B4A Elevation NORTH-EAST		Description
Fabric Description:		Collapsed killas, shale rubble build stonework, using large blocks. Lime mortars and clay/earth bonds, repointed in cement and hard mortars, mostly tumbled into building interior.
Roof Covering:		Roofless ruin, nothing survives from any structures. Formerly a pitched half-hipped roof of slurried scantle slate.
Lost Opening:	1	Former doorway at first-floor level.
Relationships:		Cohesive with the standing north-west two-storey gable; abuts B4b to the east.
B4A Elevation SOUTH-EAST		Description
Relationships:		Section A is built up against section B at its south-eastern end.
B4A Elevation NORTH-WEST		Description
Fabric Description:		Two storey, raised gable end wall. Killas and shale and slate rubble. Some places patched with granite. Roughly-shaped and dressed quoins, good but agricultural in character. Lime mortar mixes of several phases but largely pointed over or repaired in cement mortars.
Roof Covering:		Roofless ruin; evidence of sockets or purlins etc. obscured by heavy covering of ivy foliage.
Blocked Opening:		There are a number of clearly-patched areas where the former horse engine to the north-west has been removed; openings for machinery and even a doorway may be present.
Relationships:		Cohesive with the north-east elevation, abutted by modern concrete block replacement front wall to south side.
B4A Elevation SOUTH-WEST		Description
Fabric Description:		The front wall has been wholly replaced with a modern concrete block single skim wall in cement mortar. Formerly stone rubble.
Lost Openings:	4	Doorways at either end; the one to the south with a segmental brick arch, the one to the north with a narrow timber lintel (forced?); central wide forced opening. Window at first-floor level to north; central wide forced loading door.
B4A Interior		Description
Summary/Function:		Barn, multi-functional use, for storage, also once used for processing as had a horse-engine attached.
Walls:		Exposed stone where they survive.
Floor:		Concrete floor.
Ceiling/roof:		See above.
B4 Exterior		B4b
B4B Elevation NORTH-EAST		Description
Summary/Function:		Bank (chall) bank, with opposing threshing doors at first-floor level.
Fabric Description:		Heavy killas and shale blocks to base of wall, coursed, tightly-packed. Above this set low is a heavy slate slab projecting from the wall hacked off with the current wall line, but still visible in the build. This sits below a heavy shale slab sill, the base of the rear door accessing the loft in the bank barn, as traditionally found in such buildings. To the east end, there is a section of wall rebuilt with frequent yellow-brown mudstones/sandstones, containing three narrow slit vents, heavily-patched with pale grey hard cement mortars.

Significant Details:		The remains of the rear door and slit vents suggest changes in use over time.
Relationships:		The elevation is cohesive with the rest of B4b, except where infilled or repaired/ rebuilt. It is abutted by B4a and B4c.
B4B Elevation SOUTH-EAST		Description
Fabric Description:		Tall gable end, survives to two storeys. Sandstone, killas, shale and mudstone rubble, semi-coursed, regularised. Quoins, irregular stones shaped to blocks, dressed and faced to corners. Lime mix mortars, repaired in a hard dark grey cement ribbon pointing at a later date, which obscures detail of stonework.
Significant Details:		One narrow blocked opening in the south corner of the elevation at ground-floor level, now blocked with concrete blocks. Combined with the slit vents may suggest an opening for straps or belts to run from machinery, hence a need to vent the space if machinery is running.
Relationships:		The elevation is cohesive with the rest of section B and abutted on its exterior face by section C.
B4B Elevation SOUTH-WEST		Description
Fabric Description:		Front elevation survives to first floor to west end, rises to almost full two storeys to east end. Sandstone, killas, shale and mudstone rubble, semi-coursed, regularised. Quoins, granite, irregular stones shaped to blocks, dressed and faced to corners. Lime mix mortars, repaired in a hard dark grey cement ribbon pointing at a later date, obscured detail of stonework.
Openings: Doors	2	Two evenly spaced doorways in the front wall at ground floor level, both with heavy timber lintels and shaped quoins to the reveals. The doorway to the west has been crudely blocked to half height with rubble, forming a window. Within render repairs to the sides of this opening there is a scar for a window frame but no timber survives.
Openings – Loading Doors:	1	One off-centre loading door with surviving shale slab sill to base and quoins rising to the reveals to full height to the east side, with socket for heavy timber lintel. The rest of the elevation has collapsed.
Significant Details:		Stonework is similar in character and quality to that seen to the east end of B1. Two first-floor holes in the front wall, one set just into the quoins to the east end, one nearer to the loading door opening, but blocked with a single inserted block. Possibly putlogs or dove-holes? That to the east near the quoins has the character of a small dove-hole. The other opening is more irregular and may have been created by the removal of a stone to allow for machinery shaft/beam framing.
Relationships:		Abutted to east by the front wall of B4c; front wall of B4a demolished and replaced in concrete.
B4B Elevation NORTH-WEST		Description
Fabric Description:		Sandstone, killas, shale and mudstone rubble, semi-coursed, regularised. Quoins, granite quoins, irregular stones shaped to blocks, dressed and faced to corners. Lime mix mortars, repaired in hard cement mortars in later phases. Only survives to just below first-floor level; a former exterior wall.
Significant Details:		Similar in style to the build of the eastern part of B1.
Relationships:		Abutted on its north end by the rear wall of B4a.
B4B Interior		Description
Summary/Function:		Animal housing to ground floor with two access doors, that to west blocked to form a window; loft above for fodder storage and threshing.
Walls:		Exposed stone, no fittings survive.
Floor:		Concrete floor.
Ceiling:		Roofless ruin, one small corner of slate roof survives on the north-east corner, small slates, obscured by ivy foliage. Empty sockets at first floor indicate loft height, floor and structure also lost.
B4 Exterior		B4c
B4C Elevation NORTH-EAST		Description
Fabric Description:		Killas, shale, sandstone and mudstone mixed rubble build, above 0.5m

		clearly built up against B4b to the north-west end, but with rough but crudely-dressed quoins to the south-east end. Several phases of lime and harder more modern cement pointing and mortars, built over and around at the south end by concrete blocks, extending wall.
Significant Details:		Below 0.5m to the north-western end of the wall, where the ground has been terraced away revealing the foundations and lower walls, there is a heavier shale and killas build; this may be cohesive with the bottom of the wall of B4b. First revetment wall when planning to build a bank barn?
Relationships:		Abuts section B4b to the north-west.
B4C Elevation SOUTH-EAST		Description
Fabric Description:		Killas, shale rubble build with crudely-shaped sandstone quoins to open-ended section. Lime mix mortar repointed in cement in places.
Opening – Doors:	1	One large slightly off-centre opening, with more of a return to the south corner. No fittings or framework survives.
Relationships:		Cohesive with the long south-west and north-east walls. Abutted by concrete block extensions along the north-east side.
B4C Elevation SOUTH-WEST		Description
Fabric Description:		Killas, shale rubble build with crudely-shaped sandstone quoins to the eastern end. Lime mix mortar repointed in cement in places.
Relationships:		Built up against B4b to the north-west end.
B4C Elevation NORTH-WEST		Description
Relationships:		B4c is built up against B4b on the north-western end. At the base of the north-east long elevation, where the ground has been terraced, away the heavy shale stonework seen on the exterior at foundation level might suggest there was a building on the site of B4c that was once cohesive with the rear wall of B4b. This may have been an open-fronted shed, or timber-framed building reworked in stone later on the same footprint.
Significant Details:		A cement render flashing scar records the former pitched roofline of B4c, on the exterior face of the south-east wall of B4b.
B4C Interior		Description
Summary/Function:		Open-ended storage shed for equipment and machinery, also temporary shelter for animals?
Walls:		Exposed stone, blocked opening (concrete block) through to B4b in the south-west corner.
Floor:		Concrete floor.
Ceiling:		No roof structure survives, roofless ruin.

APPENDIX 2: HISTORICAL PHOTOGRAPHS



THE SOUTH ELEVATION OF B1 AND B2, VIEWED FROM THE SOUTH-EAST. THE FORDSON DEXTA TRACTOR WITH BUCK RAKE IN THE FOREGROUND WOULD INDICATE THIS PHOTOGRAPH WAS TAKEN AFTER 1957.



THE SOUTH ELEVATIONS OF B2, B3 AND B4A, VIEWED FROM THE SOUTH. SAME DAY AS THE PREVIOUS PHOTOGRAPH, WITH THE FORDSON DEXTA WITH BUCK RAKE IN THE FOREGROUND, AND A TIPPING WHEATLEY TRAILER OUTSIDE B2.



THE SOUTH ELEVATION OF B4B AND B4C, VIEWED FROM THE WEST.



THE SOUTH ELEVATION OF B4A, VIEWED FROM THE EAST.



THE FARMSTEAD, PROBABLY IN THE 1960S OR 70S (AEROFILMS-TYPE IMAGE).



B4 WITH LEAN-TO TO SOUTH-WEST, VIEWED FROM THE SOUTH.



B4, VIEWED FROM THE NORTH-EAST.



THE REAR (NORTH-EAST) ELEVATION OF B4, VIEWED FROM THE EAST.



THE FRONT (SOUTH-WEST) ELEVATION OF B4A, VIEWED FROM THE SOUTH-WEST.



THE FRONT (SOUTH-WEST) ELEVATION OF B4B, VIEWED FROM THE SOUTH-WEST.

APPENDIX 3: ADDITIONAL BUILDING PHOTOGRAPHS



B1; VIEWED FROM THE SOUTH-EAST.



THE EAST GABLE OF B1; VIEWED FROM THE SOUTH-EAST.



THE SOUTH ELEVATION OF B1; VIEWED FROM THE SOUTH-EAST.



AS ABOVE, VIEWED FROM THE SOUTH-WEST.



THE CENTRAL DOORWAY IN THE SOUTH ELEVATION OF B1; VIEWED FROM THE SOUTH.



THE WEST WINDOW IN THE SOUTH ELEVATION OF B1; VIEWED FROM THE SOUTH.



THE SHUTTERED CONCRETE NORTH WALL OF B1; VIEWED FROM THE NORTH-WEST.



AS ABOVE; THE RAGGED MASONRY (INDICATED) IS WHERE THE NORTH SIDE OF THE FIREPLACE HAS BEEN REDUCED IN WIDTH. VIEWED FROM THE NORTH-EAST.



B1, EAST CELL AND DIVIDING WALL; VIEWED FROM THE EAST.



AS ABOVE, VIEWED FROM THE WEST.



B2; VIEWED FROM THE SOUTH-EAST.



B2, THE INTERNAL EAST GABLE WALL; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



B1 & B2; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



THE NORTH WALL OF B2, WITH B3 IN THE FOREGROUND; VIEWED FROM THE NORTH-EAST (SCALE 2M).



THE SOUTH-EAST ELEVATION OF B3; VIEWED FROM THE SOUTH.



THE NORTH-WEST ELEVATION OF B3, WITH FEEDING HATCHES INDICATED; VIEWED FROM THE NORTH-WEST (SCALE 2M).



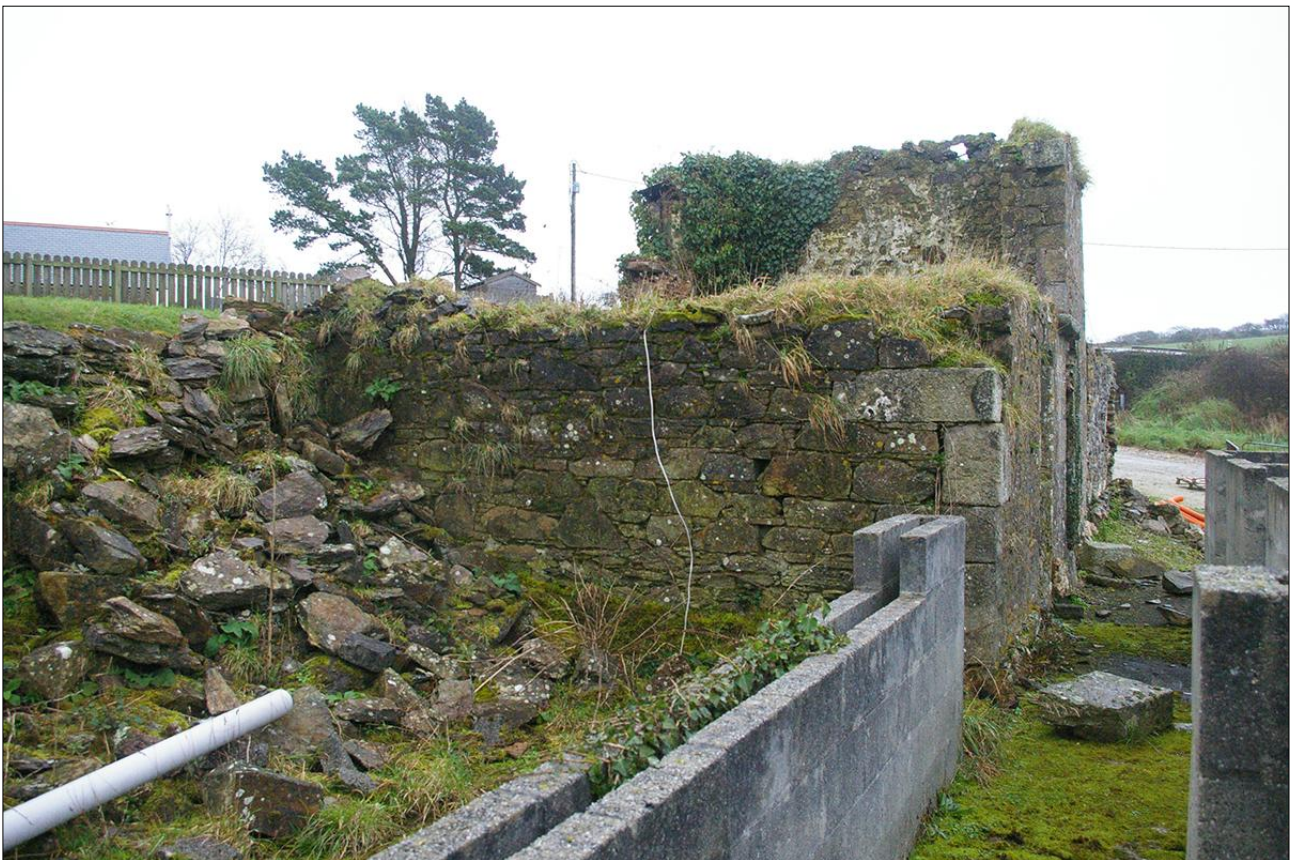
THE NORTH-WEST GABLE WALL OF B4A; VIEWED FROM THE NORTH-WEST (SCALE 2M).



THE NORTH-WEST CORNER OF B4A AND COLLAPSED REAR WALL; VIEWED FROM THE NORTH-WEST.



THE NORTH-WEST CORNER OF B4A WITH NEW BARNs BEYOND; VIEWED FROM THE EAST (SCALE 2M).



THE SOUTH-WEST ELEVATION OF B41, WITH THE FORMER GABLE WALL OF B4B IN THE BACKGROUND.



THE INTERIOR OF B4A; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



THE SOUTH-WEST ELEVATION OF B4B; VIEWED FROM THE SOUTH.



THE MODERN CONCRETE-BLOCK STRUCTURES SOUTH-WEST OF B4B; VIEWED FROM THE SOUTH (SCALE 2M).



THE NORTH-EAST ELEVATION OF B4B; VIEWED FROM THE EAST (SCALE 2M).



THE INTERIOR OF B4B (SOUTH-EAST CORNER) SHOWING THE SLIT VENTS (INDICATED); VIEWED FROM THE NORTH-WEST.



THE INTERIOR OF B4B (SOUTH-WEST CORNER) SHOWING THE OPENINGS; VIEWED FROM THE NORTH.



THE SOUTH-WEST ELEVATION OF B4C; VIEWED FROM THE SOUTH.



THE SOUTH-EAST AND NORTH-EAST ELEVATIONS OF B4C; VIEWED FROM THE SSE (SCALE 2M).



THE NORTH-EAST ELEVATION OF B4C; VIEWED FROM THE NORTH.



THE INTERIOR OF B4C, SOUTH-WEST WALL AND FORMER GABLE OF B4B; VIEWED FROM THE SOUTH (SCALE 2M)



THE INTERIOR OF B4C, NORTH-EAST WALL AND FORMER GABLE OF B4B; VIEWED FROM THE SOUTH (SCALE 2M)

APPENDIX 4: ADDITIONAL CONTEXTUAL PHOTOGRAPHS



THE FORMER HISTORIC YARD; VIEWED FROM THE SOUTH-EAST.



VIEW OF THE LANDSCAPING TO THE REAR OF B4; VIEWED FROM THE SOUTH.



VIEW OF THE LANDSCAPING TO THE NORTH OF THE HISTORIC BARNs; VIEWED FROM THE EAST.



THE HISTORIC BARNs, VIEWED FROM THE ESE.



THE FORMER HISTORIC YARD AREA; VIEWED FROM THE EAST.



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net